



## MAKAKILO/ KAPOLEI/ HONOKAI HALE NEIGHBORHOOD BOARD NO. 34

c/o NEIGHBORHOOD COMMISSION • 530 SOUTH KING STREET ROOM 400 • HONOLULU, HAWAII, 96813  
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### REGULAR MEETING MINUTES WEDNESDAY, MARCH 22, 2006 KAPOLEI HIGH SCHOOL CAFETERIA

**CALL TO ORDER:** Chair Maeda Timson called the meeting to order at 7:37 p.m. with a quorum present.

**MEMBERS PRESENT:** Brent Buckley, Kioni Dudley, Michael Golojuch, Shad Kane, Martha Makaiwi, Jane Ross, Maeda Timson, George Yamamoto, Linda Young.

**MEMBERS ABSENT:** None.

**GUESTS:** Capt. J. Nozawa (Honolulu Fire Department); Lt. D. Ford, Capt. M. Kiyuna (Honolulu Police Department); Henry Eng (Mayor's representative – Director of City Department of Planning and Permitting); Councilmember Todd Apo; Karen Awana (Councilmember Apo's Office staff); Councilmember Nestor Garcia; Puni Chee (Councilmember Garcia's Office staff); George Kuo (Board of Water Supply); Gary K. Omori (Honolulu High Capacity Transit Corridor Project Public Involvement Team); Dan Davidson, Steve Kelley (Aina Nui Corporation); Todd Hedrick (The MacNaughton Group); Lowell Kalapa (State Tax Foundation Executive Director); Mike Abe (Kaimuki Neighborhood Board No. 4 Chair); Theresia McMurdo (Campbell Estate); Marsha Joyner (Democrats for Property Tax Fairness); Linda Smith (Governor's representative – Senior Policy Advisor); Rod Ohira (Honolulu Advertiser); Chuck Hill (Kapolei Property Development); Roy Wickramaratna (Neighborhood Commissioner); Jackie Zahn (Palehua Community Association); Ron Fox (Palehua Vista); Michael Golojuch, Jr. (Parents, Friends and Family of Lesbians and Gays); Representative Mark Moses; Bill Aamold, Lovie Aamold, Charles Freitas, Jaime Freitas, Jeanette Grace, Barbara Ilae, Ronald Ilae, Sr., Evelyn Souza, Franklin Souza (Save Our Race Track); Breene Harimoto (State Board of Education); Damon J. Duhaylonsod (The Voice of Kapolei); Lorraine Burges, Robert Fong, Mike Freitas, Carolyn Golojuch, Michele Golojuch, Richard Keller, Ron Schaedel, Lyndon Williams, Pamela Witty-Oakland, Charles Zahn; Rachel M. Glanstein (Neighborhood Commission Office staff).

**BOARD MEMBERS ROLL CALL:** All nine (9) Board members answered the roll call. Chair Timson reminded the community of the Board's rules on order and decorum, and of the time limits as noted on the distributed agenda. Chair Timson reminded everyone that the room must be vacated at 9:45 p.m. **Dudley raised a point of order that time limits violate Robert's Rules of Order Newly Revised (RONR); Chair Timson ruled the point of order not well-taken, since there is no violation because the limits were adopted by the Board.**

**Dudley moved, and Kane seconded, to revisit Board members' time limit of one minute.** Discussion ensued:

- 1) Dudley stated that RONR gives a 10-minute time limit per speech; he protested that the required two-thirds vote to adopt the time limit wasn't achieved. Chair Timson replied that the limits were adopted in December 2005 by the vote of 8-0-0, which more than satisfied the requirement.
- 2) Ross pointed out that when the time limit was originally adopted, the community wanted the Board members to have the same time limit as community members.
- 3) Yamamoto asked if the time for a speech may be extended in a specific case, if necessary; Chair Timson responded that a Board member may make a motion to extend the time limit in a particular case.

**The motion to revisit Board members' time limit of one minute was NOT ADOPTED 4-5-0 (Aye: Buckley, Dudley, Kane, Yamamoto; No: Golojuch, Makaiwi, Ross, Timson, Young).**

**RACEWAY PARK:** Chair Timson read a letter from the Acting Executive Secretary of the Neighborhood Commission Office, Joan Manke, in cooperation with Corporation Counsel, advising the Board that the raceway park issue should not be an agenda item, since (a) the matter is between two private entities; (b) there is a confidentiality agreement between the parties; (c) there are no pending matters relating to this subject in the State legislature; and (d) there are no pending City permits or planning issues. Chair Timson emphasized that although the Board is not allowed to discuss or take action on the matter, the community members may still speak to it.

Questions, comments and concerns followed:



- 1) Dudley mentioned that the zoning matter has come before the City Department of Planning and Permitting (DPP). Chair Timson and DPP Director Henry Eng indicated that it has not yet come before DPP, although it could. **Dudley raised a point of order that the issue is within the Board's purview; Chair Timson ruled the point of order not well-taken, since the advice from Corporation Counsel states otherwise.** Yamamoto expressed his understanding that there are bills before the City Council (such as Resolution 05-401) that may be connected to the issue. Chair Timson explained that Resolution 05-401 was introduced by Councilmember Rod Tam in 2005 – it hasn't been heard or adopted, so there is no application yet. Yamamoto affirmed that the community members are allowed to make their comments.
- 2) Evelyn Souza expressed her desire that the racetrack be kept open. She asked if this Board supports a racetrack that's been in business for over 40 years.
- 3) Jeanette Grace quoted Timson's prior statements as being worried about motorists racing around if there's no racetrack. Chair Timson thanked Grace for stating her personal quote.

Chair Timson reminded everyone that the room must be vacated at 9:45 p.m.

#### **MONTHLY REPORTS, PART I:**

**Honolulu Fire Department (HFD)** – Capt. J. Nozawa gave two Firewise brochures to the Board and relayed the following information:

- 1) March Statistics – There were a total of 20 fires (3 structure, 3 brush, 4 rubbish and 10 vehicle) and a total of 69 emergencies (50 medical, 4 search/rescue and 15 miscellaneous). Six units had to respond to the downed power lines in Nanakuli.
- 2) Fire Safety Tip – Brush fires cause great damage. Dispose of all fires properly. Make and maintain a 30-foot wide firebreak by clearing vegetation surrounding structures. Formulate emergency plans. For more information, contact Denise Laitinen of Firewise at 281-3497 or go to [www.firewise.org](http://www.firewise.org).

**Honolulu Police Department (HPD)** – Capt. M. Kiyuna noted that the raceway park issue is a private matter, but that it does concern public safety. He expressed his support of the proposed judicial building. Lt. D. Ford distributed reports and briefly highlighted the following:

- 1) Crime statistics comparisons for February and January (format: Feb./Jan.) – 250/370 adult arrests, 157/124 juvenile arrests, and 407/494 total arrests.
- 2) There have been fights between students of Campbell and Farrington High Schools, and between Kapolei and Waianae High Schools. Certain students are currently undergoing counseling. However, Spring Break usually results in more fights.
- 3) The report also included these statistics (Feb./Jan.) – 3/1 robberies, 18/14 burglaries, 34/44 thefts, 25/54 auto thefts, 53/70 thefts from vehicles (UEMVs), 24/24 thefts from persons, 2/1 identity (ID) thefts, 91/92 motor vehicle collisions (MVCs), 1/5 driving under the influence (DUIs), 30/34 criminal property damages (CPDs), 3/2 drugs.

Questions, comments and concerns followed:

- 1) Buckley noted another fatality on Farrington Highway and asked if speed was a factor. He expressed the opinion that speed is usually a factor in these fatal accidents. Lt. Ford replied that it's under investigation.
- 2) Golojuch related that the Police Business Academy offers excellent courses to anyone who wants to learn.

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**Mayor's Representative** – Henry Eng distributed the March 2006 Mayor's newsletter, left handouts on recycling on the back table, and reported the following:

- 1) Next week is the Family Fun Festival at Magic Island, which is a part of the Honolulu Centennial Celebration. The back page of the newsletter contains more information.
- 2) Chains are needed to officially close off the Palailai Neighborhood Park. The City Department of Parks and Recreation (DPR) will check with the City Department of Design and Construction (DDC) to see if the post and chain can be added on to the existing project – if not, then DPR will initiate a project request.
- 3) The bid amount with contingency for the original construction contract for the comfort station at Kapolei Regional Park was \$505,340. The funded amount for this contract in FY 2000 Capital Improvement Projects (CIP) was \$520,000 for construction. However, the negotiations have broken down.
- 4) Bill 12, a property tax proposal setting rates to operating budget changes, became Ordinance 06-10, effective March 10, 2006.
- 5) Kapolei Regional Park – the Skatepark building permits are being processed. The parking lot's building permits are also being processed. The final grading and landscaping of hula mound is to be done as part of this construction contract. The hula mound's general grading work construction contract is complete. Period status updates on the improvements to the park will be provided.
- 6) Concern was previously expressed that the annual billing by Kapolei High School (KHS) for the Board's use of the cafeteria may mean that the Board may not have a realistic handle on the budget. The Neighborhood Commission Office (NCO) has not yet received a bill from KHS for rental of the cafeteria. The agreement signed in July 2005 indicates that the charge is \$120 per month. The NCO has contacted KHS and asked that monthly or quarterly invoices be forwarded to the NCO for payment.
- 7) Details of the landfill community benefits package will be provided when the package is developed.

Questions, comments and concerns followed:

- 1) Dudley requested the status of Resolution 05-401, which relates to a proposal for a zoning change for the property that contains the racetrack. Eng answered that it was introduced in December 2005, and that no action has been taken on it. Dudley asked if applicants will have to go before the Board if Resolution 05-401 is adopted; Eng confirmed this. Yamamoto inquired about the timeline if 05-401 is adopted; Eng didn't know what the timeline would be. Jeanette Grace requested the name of the applicant for 05-401. Eng replied that it's not DPP, and that he has no control over it. Grace inquired if this zoning change request is public knowledge; Eng responded that since it's a City Council resolution, individuals may follow its status.
- 2) Kane asked if the completion of the comfort station at Kapolei Regional Park will delay the hula mound; Eng replied that it will.
- 3) Michael Golojuch, Jr. questioned where the landfill community benefits package is and when the community will benefit. Eng responded that once the package is developed, the community will be informed. He will follow up on the timeline.

Chair Timson reminded everyone that the room must be vacated at 9:45 p.m.

**Councilmember Todd Apo** – Councilmember Apo imparted the following information: There will be a presentation to the Waianae Neighborhood Board No. 24 about the landfill community benefits package at their April meeting. So far, the \$2 million for the package includes \$1 million for various Leeward Coast park improvements. It will be important to know where the money will be used and who gets to decide this. The package needs to be really developed before more information can be divulged.

Questions, comments and concerns followed:

- 1) Golojuch emphasized that if the Waianae area would receive \$2 million for improvements in the landfill community benefits package, then the Makakilo/Kapolei/Honokai Hale area should receive a similar amount. He noted that the City administration gave at least that much for the Vision Projects. Chair Timson

commented that park improvements are something that other areas get "for free", without having a landfill in their neighborhood. Councilmember Apo agreed and added that the benefits package should include items that the City doesn't do automatically.

- 2) Dudley stated that he felt encouraged by Councilmember Apo's favorable opinion of the raceway park. Jeanette Grace echoed the sentiment. Yamamoto asked if Councilmember Apo had heard any news on Resolution 05-401. Councilmember Apo replied that the resolution has not moved at all since it was introduced, and the raceway park itself is still zoned for agricultural use. The process can start in Council, or an applicant can apply to DPP. Resolution 05-401 is not on the agenda for the Zoning Committee and there is currently no applicant applying to DPP. One of the options for the property is to condemn it.

Chair Timson reminded everyone that the room must be vacated at 9:45 p.m.

**Councilmember Nestor Garcia** – Puni Chee circulated the report and Councilmember Garcia emphasized the following CIP amendments for Makakilo/Kapolei that he has included for consideration – (a) \$250,000 to plan, design and construction a pedestrian activated mid-block crosswalk between Panana and Palahia Streets, provided that the results of an Oahu Transit Services (OTS) ridership survey and a City Department of Transportation Services (DTS) safety study justify its installation; (b) \$300,000 to begin planning and design of a secondary access roadway alignment from Makakilo Drive to the H-1 Freeway based on the results of the Kimura International alternatives study on the project previously funded and under way; and (c) \$100,000 to construct two stairways at Makakilo Community Park to provide additional ingress and egress from on-street parking along Makakilo Drive.

Questions, comments and concerns followed:

- 1) Golojuch requested that Councilmember Garcia also have DTS provide the Board with a copy of their study on the possible pedestrian activated crosswalk between Panana and Palahia Streets.
- 2) Yamamoto asked about the proposed beautification on the bottom part of Makakilo Drive. Councilmember Garcia directed him to ask the representatives from Campbell Estate or some City agencies. Theresia McMurdo replied that, before considering the funding request, Campbell Estate wants assurance from the Board that they support the proposed beautification and consider it a priority item. Ron Fox asked if the Board could vote on supporting the beautification of the bottom part of Makakilo Drive tonight. Councilmember Garcia replied that it would take a two-thirds vote, but that it may affect a significant number of people, and therefore shouldn't be placed, unnoticed, on the agenda.
- 3) Jeanette Grace inquired about Councilmember Garcia's opinion on the raceway park. Councilmember Garcia responded that he defers to Councilmember Apo, but that it is a public safety issue, and he will support the community's decision on it.
- 4) Ron Fox questioned why an OTS ridership survey is needed for a pedestrian activated crosswalk light. Councilmember Garcia answered that OTS controls bus stops, and bus stops and crosswalks are connected, so efforts must be coordinated.
- 5) Representative Mark Moses requested Councilmember Garcia to vote for the continuation of and more money for the Makakilo Drive extension. He expressed his desire to give the project a higher priority.
- 6) Chair Timson asked Councilmember Garcia to look closely at the landfill community benefits package, when developed, to make sure that the community actually receives something of value. Councilmember Garcia assured that he wants to make sure the package includes items for this area as well.

Chair Timson reminded everyone that the room must be vacated at 9:45 p.m.

**Board of Water Supply (BWS)** – George Kuo reported the following:

- 1) There was one main break in Makakilo in the past month. The pipe was an eight-inch cast iron main that was 41 years old.
- 2) Check your house for leaks. Toilets are the most common source of leaks.

Kane asked if the irrigation water that is provided to parks is recycled or potable (drinkable). Kuo responded that the irrigation water provided to parks is supposed to be recycled, but the system is not in place yet. Warning signs would be posted if the water was recycled and therefore should not be drunk.

**Honolulu High Capacity Transit Corridor (HHCTC)** – Gary K. Omori gave the following information: They have made good progress on the Alternatives Analysis. At the end of the week, they plan to reveal station locations. There are so many different routes currently being evaluated/reviewed that they had to show clearly how stations would be placed.

Omori inquired if he could give a presentation at the next meeting to discuss station locations for this area. Chair Timson replied that the agenda is filled for the next two months; he can bring information and keep his presentation to three minutes next month, or present at the June meeting or at a meeting of the Transportation Committee.

Questions, comments and concerns followed:

- 1) Dudley asked if they have already decided on a certain form of transit; Omori answered that it has not been decided yet. First the Public Involvement Team will present options to the communities and choose locally preferred alternatives (around the end of November).
- 2) Golojuch inquired as to how soon Omori would be available to give a presentation at a committee meeting. Omori responded that he is available next week.
- 3) Ron Fox asked who Omori represents and if there is a website with information. Omori replied that he was subcontracted to do the public involvement part of the project. The website is [www.honolulutransit.org](http://www.honolulutransit.org).
- 4) Councilmember Apo commented that these station proposals are purely proposals – public opinion is greatly desired.

Chair Timson reminded everyone that the room must be vacated at 9:45 p.m.

## **PRESENTATIONS:**

**Judiciary Complex in Kapolei** – Chair Timson explained that the scope of the project is still the same, except that they are asking for additional \$48 million.

**Golojuch moved, and Young seconded, that the Board support the Judiciary's request for an additional appropriation of \$48 million for the Kapolei Court Complex.** Discussion ensued:

- 1) Dudley stated his intent to vote against the motion because he felt that the juvenile facility wasn't mentioned when the judiciary complex was first introduced in October 2004, even though the minutes reflect that. Golojuch countered that he remembered that the courthouse and juvenile facility were both brought up at the meeting and is clearly stated in the minutes before a unanimous vote was taken.
- 2) Yamamoto voiced that he would also vote against the motion; he supported the original request for \$98 million for the courthouse and the juvenile facility, but the extra \$48 million makes him oppose the motion.
- 3) Richard Keller explained that they aren't adding anything to the facility; in fact, they had to downsize the facility because of the exponential increase in construction costs from Hurricane Katrina.
- 4) Rep. Moses remarked that he supports the addition \$48 million because it simply costs more to build now.
- 5) Carolyn Golojuch shared that she's a social worker and the juvenile facility downtown is overcrowded and needs a great deal of maintenance.
- 6) Buckley indicated his support of the motion, although he outlined his main reservations – a 50% overrun in price in one year.

**The motion that the Board support the Judiciary's request for an additional appropriation of \$48 million for the Kapolei Court Complex was adopted 7-2-0 (Aye: Buckley, Golojuch, Kane, Makaiwi, Ross, Timson, Young; No: Dudley, Yamamoto).**

Chair Timson reminded everyone that the room must be vacated at 9:45 p.m.

**Kapolei Commons Update** – Theresia McMurdo distributed handouts. Dan Davidson gave the following background: In July 2004, Campbell Estate received the Board's support for Kapolei West. This is an update on a portion of the Kapolei West project dealing with the commercial center. Kapolei Commons is a major new Regional Commercial Shopping Center for Kapolei. The owner/developer is MK Kapolei LLC, a partnership consisting of The MacNaughton Group (TMG) and the Kobayashi Group. This 48-acre site is designated for commercial use on the Kapolei Long Range Master Plan. The eastern portion of the project is directly mauka of the Honolulu Advertiser and is zoned B-2. The western portion of the site (Kapolei Commons II) needs to be rezoned to BMX-3, Business Mixed Use. The Aina Nui Corporation (ANC) will file and process this zoning application. A major focus for ANC is to continue creating jobs for the Kapolei region – when completed, Kapolei Commons will provide approximately 1,700 new jobs for the area. Comments and suggestions are welcome.

Davidson then introduced Todd Hedrick of TMG to provide more details on the project. Hedrick provided the following information: He has been a resident of Kapolei for the past 13 years, so the project is of particular interest to him. TMG has been or is involved in the development of Waikale, Maui Marketplace, Stadium Marketplace, and Moanalua Center. TMG already has a presence in Kapolei with Starbucks, Jamba Juice and Kapolei Parkway Shop, which is under construction next to Outback will feature a drive-through Starbucks. The first Starbucks was so successful that it caused the creation of another one within one mile to relieve the pressure on the first one. TMG's goal from the beginning has been to create a center for the community that will act as the gathering place. Kapolei Commons would have the combined aspects of a Kahala Mall and a Ward Shopping District. It will feature fashion, entertainment, dining and other mixed uses. When fully construction, the project will be in excess of 500,000 square feet. TMG is working with the State and the City on the traffic flow around the project to get as many ingress and egress points as possible. This center will allow Kapolei residents to shop closer to home and reduce time in the car. It will also increase the employment base of the area. TMG plans to start working on the site in 2007 with the first tenant opening to the public in late 2008. Comments and suggestions are welcome.

Questions, comments and concerns followed:

- 1) Dudley inquired about the parking. Hedrick replied that the parking lots are currently designed to exceed the base requirements.
- 2) Young noted that it will look more like new shopping centers – open with a middle area, with a Main Street feel. Hedrick agreed, and added that they want people to drive slowly through the area. They will have "teaser" parking designed to have people walk around and leisurely explore the area.
- 3) Kane asked if one of the new transit station sites would be in or near this property development. Hedrick postulated that the station will probably be located next to the Honolulu Advertiser building.
- 4) Buckley expressed the opinion that the ingress/egress points for Waikale contain a great deal of traffic, and he doesn't want this new development to have the same problem. Hedrick gave his assurance that he doesn't want ingress/egress problems either.
- 5) Chair Timson stated that this presentation is just an update; there will be more presentations.

Chair Timson reminded everyone that the room must be vacated at 9:45 p.m.

**Property Tax Concerns** – Councilmember Apo gave a PowerPoint presentation of the City FY 2007 budget. He highlighted the following information: The operating budget has increased over the years; the FY 2007 budget is \$1,492,845,236, a 9.64% increase over the FY 2006 budget. The total real property tax revenue is approximately \$581,081,000, which is received from these segments – Residential 60%; Commercial 18.8%; Industrial 9.7%; Hotel/Resort 9.2%; Agricultural 1.1%; and Other 1.2%. Real property tax assessments, or valuation, increased 29% from 2005, and the real property tax revenue increased 16% from 2005. The residential real property tax rate is \$3.75 per \$1,000 valuation, which was increased from \$3.65 in 2002. The City will receive more revenues than it

will have expenses, which provides some money available for real property tax relief. These are three options for real property tax relief:

- a) Circuit Breaker – protects those in low-income tax brackets – would cap real property tax at 4% of income for those homeowners with a household income of less than \$50,000 – Bill 80 is accelerating the implementation to 2006.
- b) Homeowner Exemption Increase – starting July 2007, the exemptions are increased to \$80,000 for general and \$120,000 for those 65 years or older – there is also an opportunity to provide a one-time credit for this year with Bill 1 (2006) – a new homeowner classification may be created to allow a separate rate for those who qualify.
- c) Rate Adjustments – Bill 12 creates a formula for determining real property tax rates using the City's mandated/obligated costs – with Bill 12, the Mayor would have the ability to recommend a different rate and the Council may accept the calculated rate, the Mayor's proposal or another rate.

Councilmember Apo noted that discussion will probably continue on these measures until mid-June. Councilmember Garcia introduced two community members who came to Council to testify about real property tax relief: Lowell Kalapa, the Executive Director of the State Tax Foundation, and Mike Abe, an attorney (and Chair of the Kaimuki Neighborhood Board No. 4).

Lowell Kalapa expressed his opinion that the simplest answer is to drop real property tax rates. He stated that tax relief is driven by the size of the City's budget, and there's only so much that can be spent. The amount of money that the City receives is directly related to the amount of services and projects the City provides. Kalapa commented that the circuit breaker would be the most efficient to help those being taxed out of their homes. He stressed that the increasing the homeowner's exemption is not the most efficient tool to give tax relief, since it helps everyone, regardless of their financial position, and it may result in keeping the rates high. Kalapa has some concerns about Bill 12, but is waiting to see how it unfolds.

Mike Abe, a part of the Democrats for Property Tax Fairness (DPTF), recounted how upset people were over the tremendous increase in property valuations. The Mayor has offered \$40 million in tax relief. He stated that the tax relief exemption that Council is considering (from \$40,000 to \$80,000) will only save people an average of \$150. Abe indicated that the circuit breaker is not helpful if more than one person owns the house, since it uses the income of all the owners, and people must submit their tax returns; he felt that the process is very complex as well. Abe contended that Bill 12 offers some accountability. He favors a real property tax rate of \$3.59 per \$1,000 valuation; the DPTF has submitted resolutions to the Senate and the House. Abe detailed that the sewer fees and the vehicle weight tax both increased, and people may not be able to handle more increases. The primary revenue base for the City is property tax, and he doesn't feel that it's a good way for the City to earn money.

**Unanimous consent was used to extend the time limit so that Councilmember Garcia could make his comments.**

Councilmember Garcia relayed the following information: In the FY 2007 budget, 20% is going to public safety, and the next biggest amount is 17%, which is going to debt service. Retirement and health funds must be covered.

Questions, comments and concerns followed:

- 1) Ross noted her status as a retiree and expressed her concern over the idea of cutting back retirement benefits. She stated that government workers accept lower wages and difficult situations because of the retirement benefits promised to them. Kalapa explained Ross effectively signed a contract with the Employee's Retirement System (ERS) and that, once retired, a person is no longer part of the retirement system and that person will get benefits for life. He detailed that the Gadsby 45 regulation ensures this.
- 2) Dudley related that his taxes increased by \$500 this year, and he's over 65 years old, so he won't see any benefits from homeowner exemption increases. He indicated that he wants a roll-back on the taxes.
- 3) Yamamoto asked what income the \$50,000 limit is applied to. Kalapa answered that it applies to modified adjusted gross income (MAGI). Marsha Joyner mentioned that applications for the circuit breaker

exemption must be in by May 1 and must include copies of certified tax returns. For more information, visit [www.oahudemocrats.org](http://www.oahudemocrats.org).

- 4) Buckley stated that rents have increased by a great deal because of the increased assessments and voiced concern that renters (who can least afford it) won't see any of the property tax relief. Councilmember Apo asked how they could make sure that any tax relief is passed on to the renter.
- 5) Lyndon Williams remarked that creating a different category for homeowners, renters may be turned into second-class citizens. He also stated he does not care that government retirees may lose their benefits because his personal retirement benefits were cut. Michele Golojuch commented that the tax break would be for a homeowner-occupant, not someone who rents their property.
- 6) Lorraine Burges offered that an owner doesn't receive any benefit from an increase in value until they sell the property – an increase in valuation only benefits the tax collector.
- 7) Carolyn Golojuch suggested that an audit be done to check to see if everyone has paid their taxes.
- 8) Ross has owned her home since 1964 without making any major improvements, yet taxes have gone up a great deal in the last few years. She feels that it's unfair that houses around her house can cause her assessment to increase so much. Chair Timson agreed; she's lived in her home for 30 years, and feels that she's being taxed with an enormous luxury tax rate because of the new houses in the community.
- 9) Ron Fox proposed that the City should do an adjustment to the tax rate every year, rather than complicating the issue.
- 10) Marsha Joyner specified that the Council should remove market value as a means of assessment.

**ADJOURNMENT: The meeting adjourned at 9:43 p.m.**

Submitted by:

Rachel M. Glanstein  
Neighborhood Commission Office staff